

	<p style="text-align: center;">Planning and Zoning Commission</p> <p style="text-align: center;">STAFF REPORT</p>	<p>Agenda # ____</p>
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, Planner
MEETING DATE: February 5, 2015

REQUEST

Request by Dana Petty of Meritage Homes, for the following land use approval within the active adult neighborhood of the Mission Royal PAD, generally located south of Florence Blvd, west of Hacienda Rd (Planned Area Development) (Planner James Gagliardi):

1. **DSA-15-00051: Housing Product** adding eleven (11) new floor-plans for single-story, single-family homes that can be constructed upon vacant lots within the Active Adult area of Mission Royale. These new floor-plans include four elevations and twelve color schemes per plan

APPLICANT/OWNER

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HISTORY

October 5, 2000: Zone change (CGPZ-069-000) from UR to PAD for Mission Royale.

July 17, 2001: Planning and Zoning Commission approved the Housing Product (CGPZ-030-001) for nine home plans by Hancock Communities

December 5, 2002: Five (5) additional floor plans approved for Hancock Communities by Planning and Zoning Commission (CGPZ-086-002).

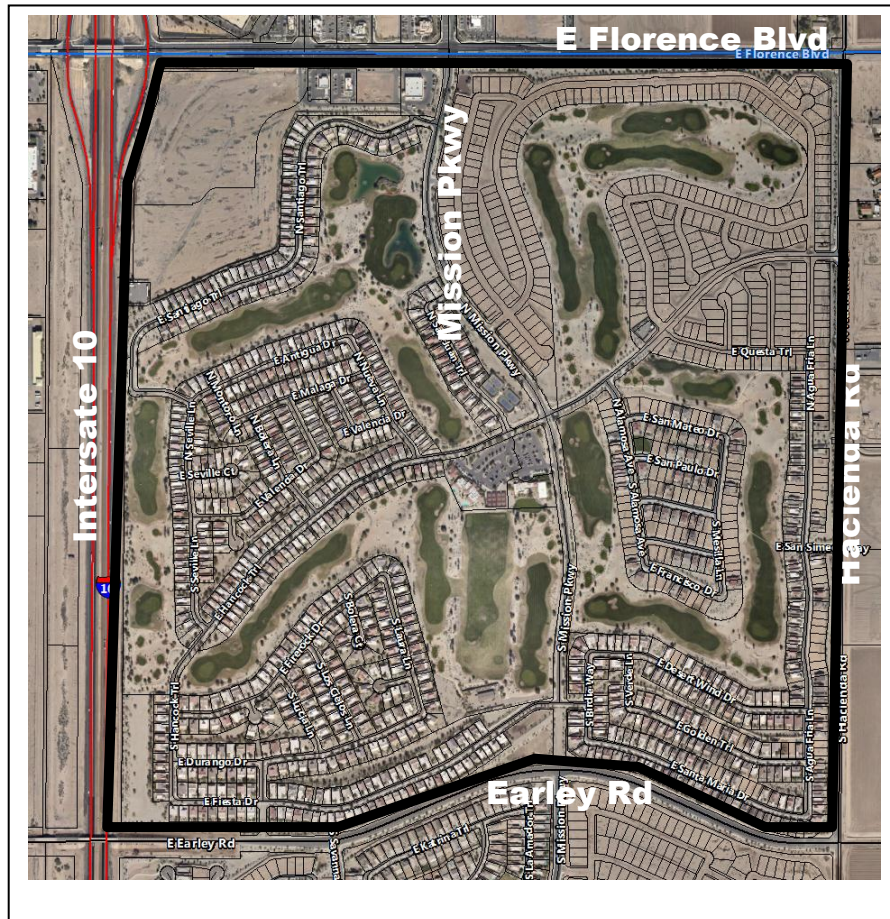
September 1, 2005: The Planning and Zoning Commission approved the Housing Product request for the “Provence Series 310-315” and “Montage Series 510-622” for Meritage Homes at Mission Royale.

August 7, 2008 The Planning and Zoning Commission approved the Housing Product request for seven (7) floor plans for Meritage Homes within the Active Adult Community of Mission Royale.

PROJECT DESCRIPTION

Meritage owns 280 unbuilt platted lots within Active Adult portion of the Mission Royale Planned Area Development (PAD). In addition to specific design standards set forth within the Mission Royale PAD, single-family residential PADs approved after 1999 are also subject to Residential Design Standards, which requires homebuilders to submit housing product for consideration by the Planning Commission. These design standards require that particular design objectives are met as discussed below. As explained in the applicant’s narrative, this housing product application is for eleven new floor plans and twelve color schemes—each with four elevations (Exhibit A). Of the eleven (11) floor plans (Exhibit B), six (6) plans consist of 40 ft.-wide homes designed to be accommodated by lots that are 55 ft. wide, and five (5) plans consist of 50 ft. wide homes to be accommodated by 65 ft. wide lots. This housing product will be an addition to the already-approved inventory of housing product within the Active Adult portion of the Mission Royale PAD. New housing product will add an updated variety to home styles within this neighborhood.

SITE CONTEXT/AERIAL



All of the plans are single-story homes ranging in size from 2,174 sq. ft. to 3,407 sq. ft. *Santa Barbara*, *Provence*, *Hacienda*, and *Tuscan* are the four different elevations offered per plan. The following model numbers are included for consideration (Exhibit B):

- 140.1470
- 140.1690
- 140.1820
- 140.1860
- 140.1930
- 140.2160
- 150.1700
- 150.1800
- 150.1890
- 150.2270
- 150.2440

Housing Product Review Criteria:

When reviewing housing product submittals, both the development standards for the PAD and the applicable PAD Residential Design Standards must be met.

Mission Royale PAD Development Standards:

Within the Active Adult Portion of the Mission Royale PAD, the following are the applicable development standards:

Typical Lot Size	Minimum Front	Minimum Rear (unenclosed patios can go an additional 5 ft. into setback)	Interior side	Corner Side	Accessory Buildings	Height:	Lot Coverage
50' X107'	20'	15'	5'	15'	5'	25'	45%
65' X107'	20'	15'	5'	15'	5'	25'	50%

All of the models comply with the maximum 25 ft. height standard and are capable of meeting the required front, side and rear setback requirements. Options are also proposed such as bay windows, additional covered patios, golf-cart garages, and 2 ft. to 4 ft. extended garages. Though the lots are sized appropriately to where these options can be designed to meet setbacks, the site plans included within the housing product submittal show the optional golf cart garages and garage extensions extending into the front yard setback which would not be allowed. Should a home be constructed with these options, the home would be required to be placed further back on the lot to account for these features. Individual site plans are reviewed for building permits where these setbacks will be reviewed for compliance with all setback and lot coverage requirements. The plot plans provided with this submittal are for conceptual purposes only.

The applicant proposes six floor plans to be accommodated by the 50 ft. X107 ft. lots. The maximum lot coverage of this lot size is 45%. Five floor plans are proposed for the 65 ft. X 107 ft. lots. The maximum lot coverage for this lot size is 50%. In the 50 ft. X 107 ft. grouping, four of the six floor plans exceed this lot coverage maximum. Within this grouping of lots, however, 50 ft. X 107 ft. is a minimum; therefore there are about 100 lots that are large enough to accommodate these plans. Also, these four plans can be accommodated within the 65 ft. X 107 ft. grouping of lots. As a condition of approval, the product summary sheet shall be revised to show models 140.1820, 140.1860, 140.1930, and 140.2160 as part of the "50 series" with their lot coverages updated to reflect the size of the home on the larger-sized lot. Several of the models that include options appear to possibly exceed lot coverage if the options are proposed on the minimum lot sizes. Though some lots may be able to accommodate the options, the applicant is advised that at time of individual building permit review the maximum lot coverage limitation may prevent a specific housing product, or specific home options, to be used on some lots.

PAD Residential Design Standards:

When reviewing this housing product, the criteria below must be met to be in compliance with the 1999-version of the Residential Design Standards for Planned Area Developments, the applicable version of the PAD Residential Design Standards for the Active Adult portion of Mission Royale. The standards include the following:

1. Elevations and roofs

- **A minimum of four (4) home floor plans, each with three (3) distinct elevations is required per project.**

Mission Royale's PAD has more restrictive requirement, where a minimum of five floor plans must be submitted. Of the eleven (11) floor plans that have been submitted, nine (9) are acceptable floor plan submittals, each with four distinct elevations. This well exceeds the minimum requirement (Exhibit B). The PAD also requires de-emphasis of front loaded garages by requiring at least one (1) floor plan to have living area five (5) feet forward of the garage and at least one (1) floor plan to have a side-loaded garage in addition to a front loaded garage. Seven of the floor plans have living areas project a minimum of five (5) feet forward, and two (2) models provide side loaded garages in addition to front-loaded.

- **A minimum of three (3) distinct home color schemes is required per project.**

Per the Mission Royale PAD, eleven (11) color schemes per parcel are required. Twelve (12) exterior color schemes have been provided, to be applied among the bodies of the houses and their architectural accoutrements, therefore exceeding the Residential Design Standards and PAD requirements (Exhibit B). Per the PAD there shall not be more than two (2) consecutive homes in a row with the same color scheme.

- **There shall not be any more than two (2) consecutive similar front home elevations. There shall not be any more than three (3) consecutive similar rear home elevations for homes back on an arterial or collector roadway.**

The Mission Royale PAD has a more restrictive requirement which is that elevations will be coordinated so that there are no similar consecutive front elevations and no similar front elevations directly facing each other. There also will not be more than three (3) consecutive rear home elevations backing Florence Boulevard, Hacienda Road, or Earley Road. Through site plan review of individual building permits, these standards will be reviewed to ensure compliance with the PAD standard.

- **A variety of home roofing materials, colors, shapes, and/or textures is required per project. All roofing shall be of durable, long-lasting materials.**

Varied concrete roofing styles and colors have been proposed (Exhibit B).

2. Additional Requirements for PAD Residential Architecture

The design standards also list six (6) additional architectural requirements, which the applicant is required to comply with at least four (4) of the six (6). These requirements are listed below. Those that are bolded are the standards that the applicant is meeting.

- 1. Incorporate a variety of durable exterior materials and finishes such as shingles, brick, stone and masonry.** *The four (4) elevations provided with each floor plan all provide durable exterior materials. All covered patios have stucco or stone veneer columns. The Hacienda and Tuscan elevation provides stone work on entryways and prominent windows.*
- 2. Provide significant architectural features such as covered front entries, front porches, and bay windows on at least fifty percent of the homes.** *All of the homes have significant architectural features such as ledges above garage doors and above and below windows, as well as covered front entries. The majority of the floor plans and elevations provide for shutters and wrought iron detail.*
- 3. Reduce the number of front-loaded garages by using side-loaded and/or rear yard detached garages on thirty percent or more of the homes.** *The applicant is required to meet four (4) of the six (6) requirements, and therefore has chosen not to apply this criterion to their housing product submittal.*
- 4. De-emphasize front-loaded garages by recessing garage doors, recessing the second story over garages on multi-story homes, providing at least twenty feet of non-garage home frontage and/or other effective methods.** *Models 150.1700 and 150.1800 provide a side-loaded one-car garage as standard, in addition to a front-loaded two-car garage. On all but one (1) of the nine (9) acceptable floor plans, the living area, the front-facing garage doors are recessed from other portions of the home.*
- 5. Exceed the mandatory requirements for the number of required distinct elevations and home color schemes.** *There are twelve (12) color schemes and four elevations provided where only three (3) are required for both.*
- 6. Applicant's choice to provide extra creativity and design innovation.** *Rear covered patios are standard all of the plans, color blocking is provided on all front elevations, window pop-outs are included on all windows.*

3. Other items

Per the PAD Residential Design Standards, staff may administratively approve two (2) models. Two (2) new models can be submitted for the review and approval by staff provided they meet the housing product review criteria.

Within the Mission Royale PAD, individual-lot landscaping is to be installed in the front yard and in the planting strip between the curb and sidewalk within 30 days of occupancy, selecting from a list of plant materials within Exhibit N of the PAD.

Public Notification/Comments:

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on May 17, 2015 at least fifteen (15) days before the June 4, 2015 Planning Commission public hearing.
- Notice was mailed by the City on May 22, 2015, at least ten (10) days before the Planning Commission public hearing to the Mission Royale HOA. An affidavit of mailing is on file.
- A sign was posted by the applicant prior to fifteen (15) days of the hearing within the Mission Royale neighborhood announcing the Planning Commission meeting. An affidavit confirming the posting of this signs has been provided by the applicant.

Inquiries/Comments

At the time of this writing, no comments have been received.

RECOMMENDED MOTION

Staff recommends the Commission approve the **Housing Product DSA-15-00051** for the Meritage Housing Product at Mission Royale with the following conditions:

1. The product summary sheet shall be revised to show models 140.1820, 140.1860, 140.1930, and 140.2160 as part of the "50 series" with their lot coverages updated to reflect the size of the home on the larger-sized lot.

Exhibits

Exhibit A – Narrative

Exhibit B – Housing Product excerpt submittal

Meritage Homes plans to construct homes of natural earthy architectural styles at our Mission Royale Community. The goal is that these homes will blend into the area/neighborhood, but also giving each homeowner a unique comfort to their home.

To reach this goal, Meritage Homes along with BSB Design Inc., has designed new product of uncompromising quality and beauty that incorporates the inherent features of Casa Grande, Arizona while providing sustainable diversity and identity that will enhance the lifestyle needs of a homeowner.

The Mission Royale development will consist of eleven (11) plans within two (2) different product series - 40' wide and 50' wide, four (4) different architectural elevations, and twelve (12) exterior color schemes. The architectural styles have been created using influence from historic residential architecture of

Mission Royale

Housing Product Review Submittal

Community Overview:

Mission Royale is an Active Adult retirement community consisting of new energy efficient single family homes offering an abundance of social and recreational amenities in a close-knit community setting. Meritage has 280 remaining lots (with 256 existing lots); consisting of two different lot sizes near Florence Blvd and Mission Parkway in a highly desirable Casa Grande submarket.

Housing Product:

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The Mission Royale development will consist of eleven (11) plans within two (2) different product series - 40' wide and 50' wide, four (4) different architectural elevations, and twelve (12) exterior color schemes. The architectural styles have been created using influence from historic residential architecture of Arizona. The inspiration provided by this era of development is illustrated by elevation styles such as the Santa Barbara, Provence, Hacienda, and Tuscan.

Exhibit B-Housing Product Excerpt
Provided as a separate document